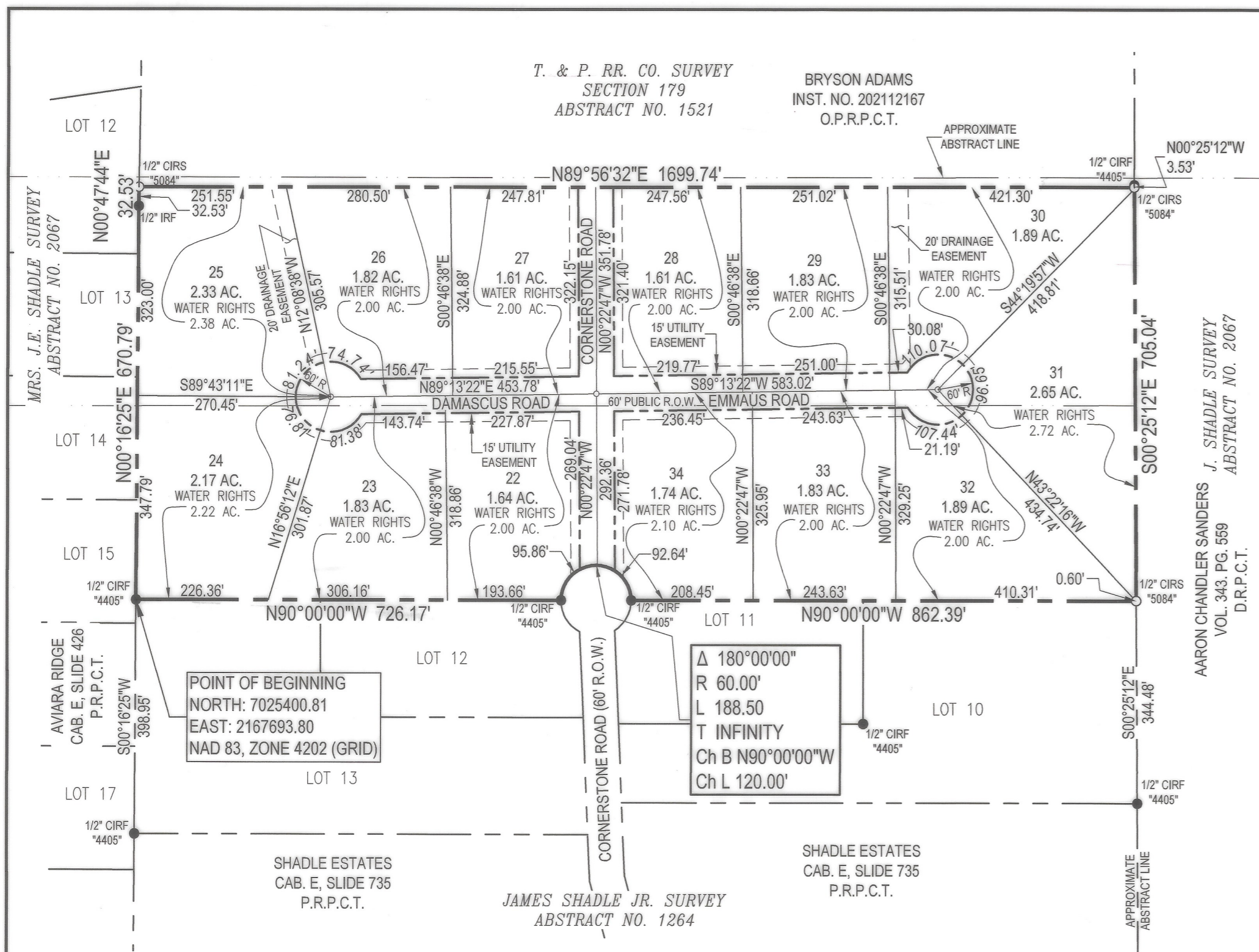


USER: CYNTHIA SWIFT
PLOTTED ON: 7/22/21 7:53 AM
FILE NAME: INBARRON STARK SWIFT ENG380 - BARRON LAND COMPANY/9787 - SHADLE ROAD PHASE 200 CADDDO DWG06 PLAT1380-9787 SHADLE ESTATES PH 2 FINAL PLAT.DWG



POINT OF BEGINNING
NORTH: 7025400.81
EAST: 2167693.80
NAD 83, ZONE 4202 (GRID)

Δ 180°00'00"
R 60.00'
L 188.50
T INFINITY
Ch B N90°00'00"W
Ch L 120.00'

NOTE:
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

STATE OF TEXAS }
COUNTY OF PARKER }

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

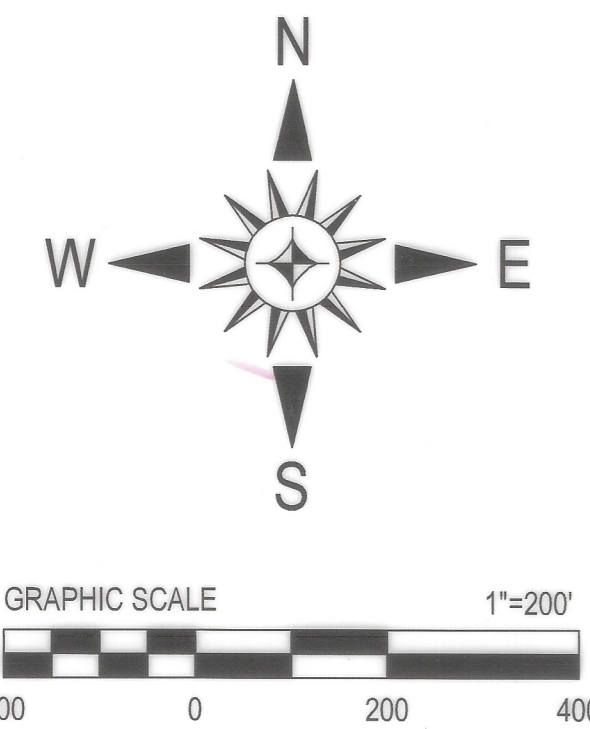
Charles F. Stark 7/2/21
Charles F. Stark, RPLS
Texas Registration No. 5084
USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084



This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPT. 26, 2008 MAP NO. 48367C0150E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
First Bank Texas by Bill Baker Executive Vice President



DEDICATION

State of Texas {}
County of Parker {}

WHEREA, Bryson Adams, is the Owner of the herein described property, to wit:

LEGAL DESCRIPTION

BEING 27.42 acres situated in the MRS. J.E. SHADLE SURVEY, ABSTRACT NO. 2067 and the JAMES SHADLE JR. SURVEY, ABSTRACT NO. 1264, Parker County, Texas, being a portion of that certain tract of land described in deed to Bryson Adams, recorded in Instrument Number 202112167, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found stamped "Pfungsten 4405" in the west line of said Bryson Adams tract, the east line of AVIARA RIDGE, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 426, Plat Records, Parker County, Texas and being at the northwest corner of SHADLE ESTATES. an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 735, Plat Records, Parker County, Texas, for the southwest corner of the herein described tract, from which a 1/2" capped iron rod found stamped "Pfungsten 4405" bears S 00°16'25" W, a distance of 398.95 feet, for reference, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 7025400.81 and EAST: 2167693.80, for reference;

THENCE N 00°16'25" E, along the common line of said Bryson Adams tract and said AVIARA RIDGE, generally along the course of and old fence, a distance of 670.79 feet to a 1/2" iron rod found;

THENCE N 00°47'44" E, continuing along said common line, generally along the course of an old fence, a distance of 32.53 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the northwest corner of the herein described tract;

THENCE N 89°56'32" E, leaving said common line, being across and through said Bryson Adams tract, a distance of 1699.74 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the east line of said Bryson Adams tract and being in the west line of that certain tract of land described in deed to Aaron Chandler Sanders, recorded in Volume 343, Page 559, Deed Records, Parker County, Texas, for the northeast corner of the herein described tract;

THENCE S 00°25'12" E along the common line of said Bryson Adams tract and said Aaron Chandler Sanders tract, generally along the course of an old fence, a distance of 705.04 feet to a 1/2" capped iron rod set at the northeast corner of said SHADLE ESTATES, from which a 1/2" capped iron rod found stamped "Pfungsten 4405" bears S 00°25'12" E, a distance of 344.48 feet, for reference;

THENCE along the north line of said SHADLE ESTATES, as follows:

N 90°00'00" W, a distance of 862.39 feet to a 1/2" capped iron rod found stamped "Pfungsten 4405" at the beginning of a curve to the left, whose radius is 60.00 feet and whose long chord bears N 90°00'00" W, a chord distance of 120.00 feet;
Along said curve, in a westerly direction, through a central angle of 180°00'00", an arc distance of 188.50 feet to a 1/2" capped iron rod found stamped "Pfungsten 4405";
N 90°00'00" W, a distance of 726.17 feet to the POINT OF BEGINNING and containing 27.42 acres (1,194,451 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lots 22 through 34, SHADLE ESTATES, PHASE 2, an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

State of Texas }
County of Parker }

Bryson Adams, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

I also certify the property is not within the Extraterritorial Jurisdiction on any incorporated City within Parker County, Texas; to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

Bryson Adams

Bryson Adams 7-7-21
Date:
Bryson Adams Title

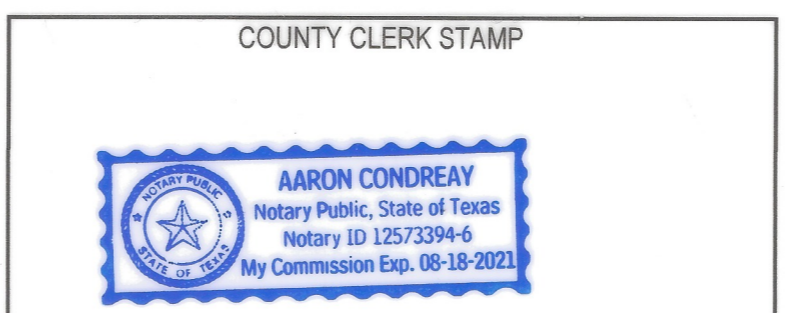
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STATE OF TEXAS }
COUNTY OF PARKER }

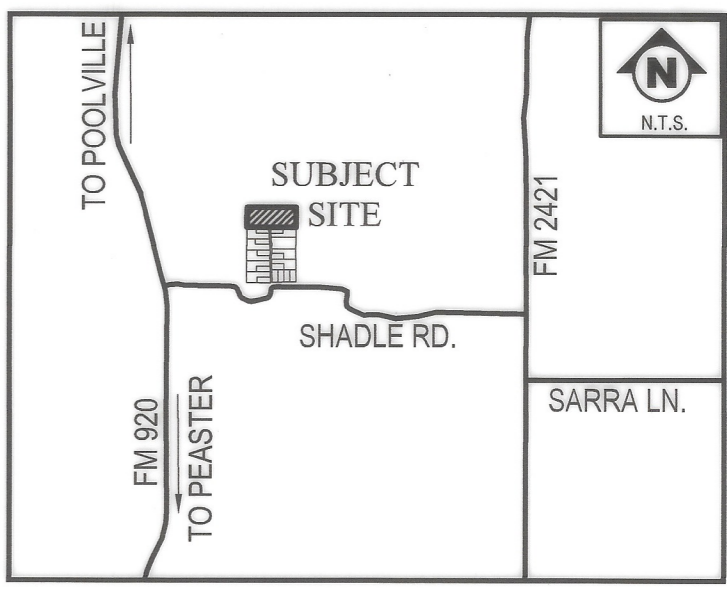
Before me, the undersigned authority on this day personally appeared Bryson Adams, known to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 7 day of July, 2021.

Aaron Condrey
Notary Public in and for The State of Texas



COUNTY CLERK STAMP
George A. Conley, County Judge
George Conley, Commissioner Precinct #1
Craig Pegelow, Commissioner Precinct #2
Larry Walden, Commissioner Precinct #3
Steve Dugan, Commissioner Precinct #4



VICINITY MAP (NOT TO SCALE)

GENERAL NOTES:

- 1. All lots in this subdivision are to be served by private individual water wells.
- 2. All lots in this subdivision are to be served by private individual on-site waste-water disposal systems.
- 3. All lots in this subdivision are subject to the following building line setbacks:
25' Front Building Line
15' Rear Building Line
10' Side Building Line
- 4. 1/2" capped iron rods set stamped "Stark 5084" at all corners unless otherwise note.
- 5. Total Linear Length of 60' Mutual Access & Utility Easement Streets = 1681 feet.
- 6. Subdivision is located in the Peaster ISD.
- 7. Total number of Lots = 13'
- 8. Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid) derived from resolved OPUS solutions, Elevation are NAVD 88, with a combined scale factor of 0.999874490.
- 9. The dedication of the streets and alleys shown herein shall only cover and include the surface estate of such property, save and except all groundwater rights in, on, and under such streets and alleys, which are expressly reserved to and retained by the adjoining lot. It is the purpose and intent of this reservation that each lot have and maintain no less than 2.0 acres of groundwater rights in compliance with the rules and regulations of the Upper Trinity Groundwater Conservation District (district). Any sale, conveyance, lease, or other property transfer of a lot shall include such groundwater rights to the adjoining street or alley. If any property transfer of a lot is made in such a way that the lot no longer retains, at a minimum, 2.0 acres of groundwater rights, the owner of said lot shall be ineligible to drill a water well on the lot under the rules of the district. In regard to a lot on which a well has already been drilled, if at any point a property transfer is made that results in the groundwater rights associated with the lot failing to meet the district's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.

17284
PE
G-7

Final Plat
Lots 22 through 34
SHADLE ESTATES, PHASE 2
an Addition to Parker County, Texas

Being 27.42 Acres Situated in the
JAMES SHADLE JR. SURVEY, ABSTRACT NO. 1264
and the
MRS. J.E. SHADLE SURVEY, ABSTRACT NO. 2067
Parker County, Texas

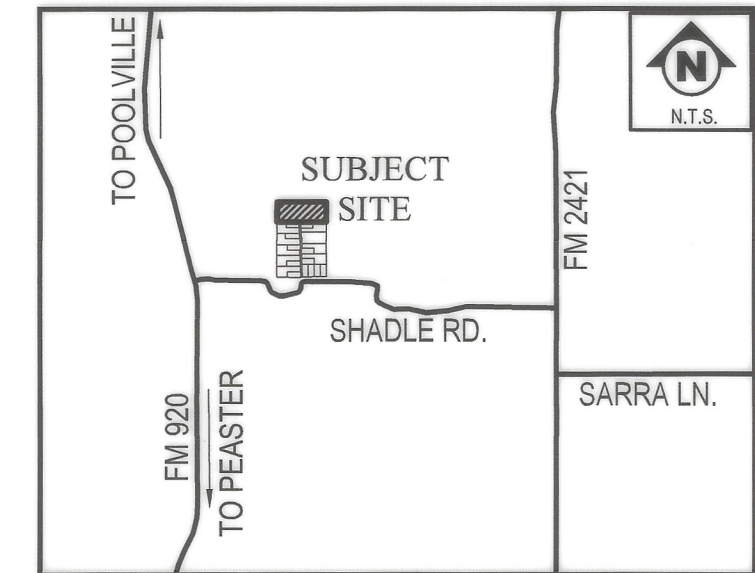
OWNER:
BRYSON ADAMS
2121 McCLEDON ROAD
WEATHERFORD, TX. 76088
PH: 817-253-2494



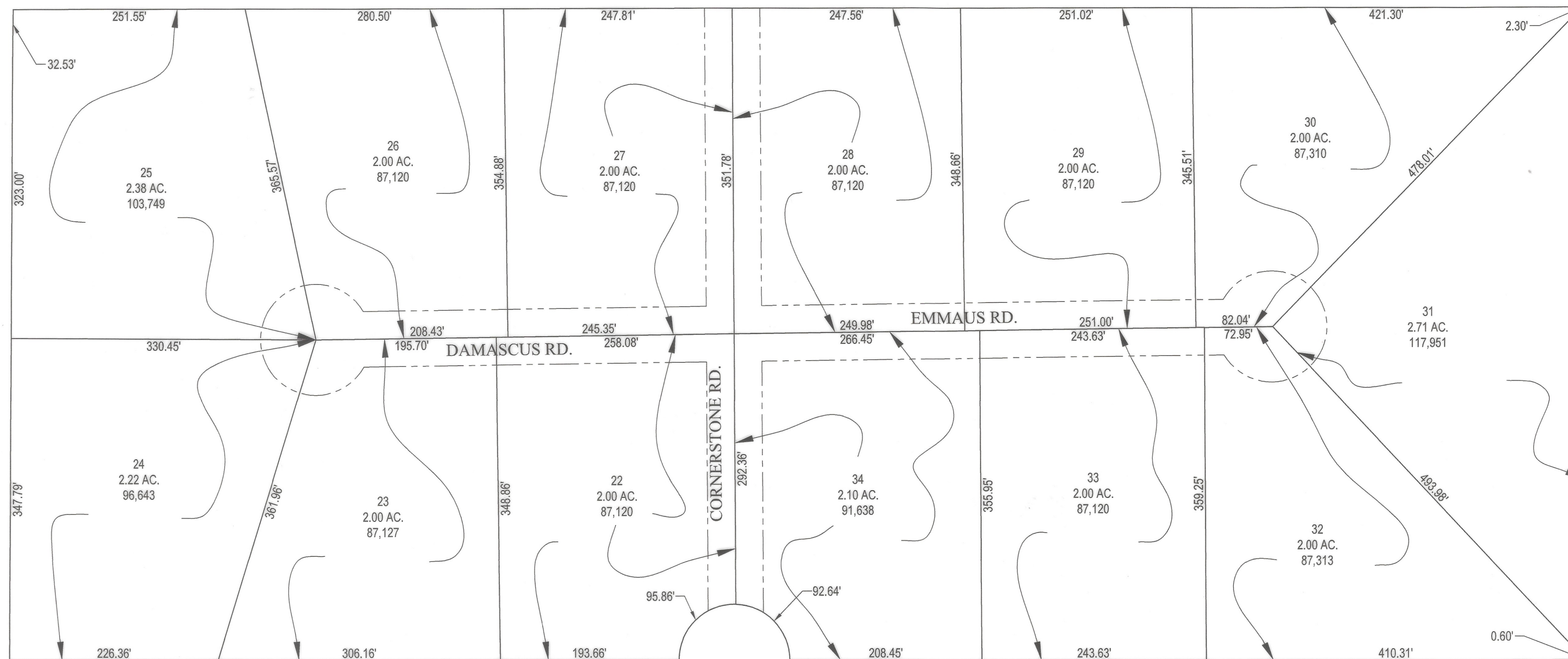
FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F, SLIDE 17
DATE

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 380-9787
DATE JUNE 2021
SHEET
1 of 2



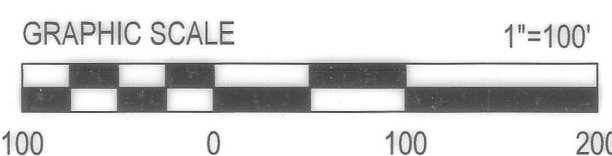
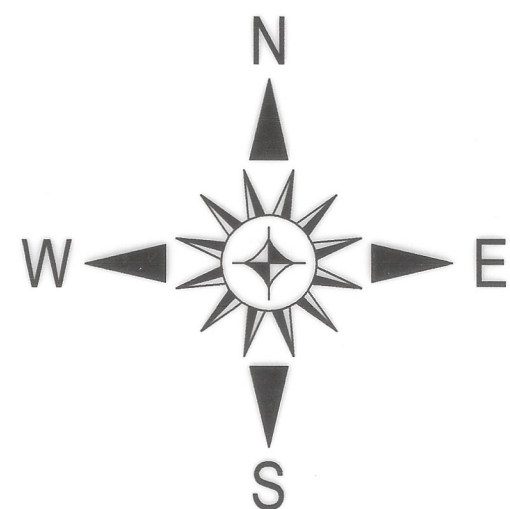
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(NOT TO SCALE)



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SHADLE ESTATES PHASE 2 WATER RIGHTS AREA SUMMARY



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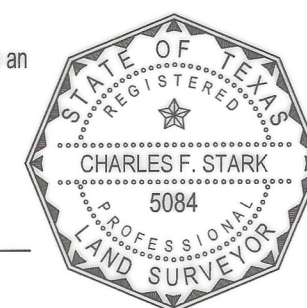
STATE OF TEXAS }
COUNTY OF PARKER }

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark 7/6/21
Charles F. Stark, RPLS

Texas Registration No. 5084

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084



COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202129255
07/26/2021 04:02 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Final Plat
Lots 22 through 34
SHADLE ESTATES, PHASE 2
an Addition to Parker County, Texas

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JOB No. 380-9787
DATE JULY 2021
SHEET

2 of 2

OWNER:
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PH: 817-253-2494



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **F**, SLIDE **17**
DATE _____